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Recording \$10 50
Doc Stamps \$1,750 00

Prepared by and return to
MARY E VAN WINKLE, Esq
3844 Bee Ridge Road, Ste 202
Sarasota, Florida 34233
(941) 923-1685

Property Appraiser's Parcel ID (Folio) Number(s) 1041-60-023

Grantee(s) S S #(s) [REDACTED]

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000021267 2 PGS
2000 FEB 22 01:12 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KSCULLY Receipt#013332
Doc Stamp-Deed: 1,750.00

WARRANTY DEED

THIS WARRANTY DEED made the 11 day of February, 2000, by **GEORGE L. TALLMAN, JR. and BARBARA V. TALLMAN**, husband and wife, whose mailing address is 7476 Mariana Drive, Sarasota, FL 34231, herein called Grantor, to **EDWARD A. COLE and JEANETTE COLE**, husband and wife, whose Post Office address is 2031 Bispham Road, Sarasota, FL 34231, herein called Grantee.

WITNESSETH: that Grantor, in consideration of \$10 00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby covenants to Grantee the following described real property in Sarasota County, Florida

See Exhibit A attached hereto and made a part hereof

Subject to easements, restrictions, reservations of record, if any, and taxes for the year 2000 and subsequent years.

AND Grantor is lawfully seized of said property in fee simple, that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein

IN WITNESS WHEREOF, Grantor signed and sealed this deed on the day and year first above written

Signed, sealed and delivered in our presence:

Mary E. Van Winkle
MARY E. VAN WINKLE
(Print Name) MARY E. VAN WINKLE

Dawn E. Duggan
DAWN E. DUGGAN
(Print Name)

George L. Tallman Jr
GEORGE L. TALLMAN, JR

Barbara V. Tallman
BARBARA V. TALLMAN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11th day of February, 2000, by **GEORGE L. TALLMAN, JR and BARBARA V. TALLMAN**, who are personally known ☒ OR ☐ who produced their driver's licenses as identification

My Commission Expires

Mary E. Van Winkle
Notary Public - State of Florida

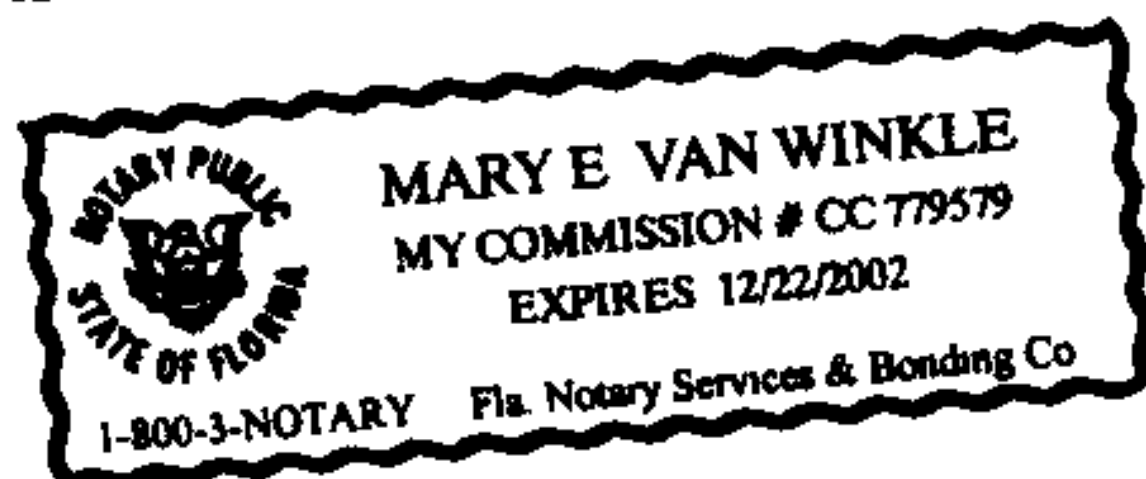


EXHIBIT "A"

Commence at the Southeast corner of Section 17, Township 37 South, Range 18 East, Sarasota County, Florida; thence N 89° 23' 24" W, along the South boundary of SE 1/4 of said Section 17, 565.45' for a point of beginning; then N 89° 23' 24" W, continuing along the South boundary of the SE 1/4 of said Section 17, 127.77' thence N 38° 49' 09" W, 282.37'; thence S 89° 23' 24" E, 127.77'; thence N 38° 49' 09" W, 145.37'; thence N 51° 10' 51" E, 98.69'; thence S 38° 49' 09" E, 226.52' to the Point of Beginning; subject to right-of-way for Bispham Road, and subject to a utility easement along the Easterly 15' of the above described property.

TOGETHER WITH a 20' wide ingress and egress easement described as follows:

Commence at the Southeast corner of Section 17, Township 37 South, Range 18 East, Sarasota County, Florida; thence N 89° 23' 24" W, along the South boundary of the SE 1/4 of said Section 17, 693.22' for a Point of Beginning; thence N 89° 23' 24" W, continuing along the South boundary of the SE 1/4 of said Section 17, 25.89'; thence N 38° 49' 09" W, 224.00'; thence N 75° 00' 05" E, 21.86'; thence S 38° 49' 09" E, 232.62' to the Point of Beginning, subject to right-of-way for Bispham Road.